



Federal Bureau of Investigation Pocatello Data Center Phase I Request for Proposal

DJF-16-1200-R-0000044

March 9, 2016

REQUEST FOR PROPOSALS

SECTION A OVERVIEW

INTRODUCTION

The Federal Bureau of Investigation (“FBI”) is seeking a Prime Contractor to design, construct, and deliver a Tier III data center as defined by the Uptime Institute Tier Level Classification System, with a capacity of 5.4 Megawatts of IT Power. The successful offeror shall design and construct the data center to be approximately 25,000 square feet of data floor plus future data floor expansion of approximately 8,000 square feet. The total square footage of the data center facility, including support space, will be a combined one story area of approximately 100,000 square feet. In addition, there is a three (3) story Warm Lit Shell addition of approximately 45,000 square feet to the existing Administration building which will be an Add Alternate to the base proposal.

PROCUREMENT STRUCTURE

This document represents Phase I of a two-phase solicitation process. Based on evaluation of qualifications as described in Section B, *Offer Evaluation and Selection Procedures*, the Government will select a short list of no more than five (5) Offerors to compete in Phase II.

This Phase I Request for Proposals (“RFP”) consists of five sections:

- Section A: Overview
- Section B: Offer Evaluation and Selection Procedures
- Section C: Submission Requirements
- Section D: List of Attachments
- Section E: General Provisions, Statement of Limitations

In Phase II, award will consider price and other factors. Offerors must have an understanding of the selection criteria and process that will be used in Phase II in order to decide if they want to participate in this procurement. For that reason, the selection criteria and process for Phase II are set forth here in preliminary detail.

Phase II Offerors will be provided with the following information:

- Pocatello Data Center Program of Requirements
- Basis of Design Drawings

In Phase II, Offerors will submit detailed price proposals for the FBI data center. For Phase II offers will include, but not limited to:

- Design approach
- Comprehensive project price proposal
- Project Schedule
- Delivery and risk management approach

The Program of Owner's Requirements (POR) will be provided to shortlisted Offerors in Phase II of this RFP. The POR is complementary to requirements that will be included in the Phase II RFP. Together these documents and their accompanying appendices will describe the performance criteria and performance requirements for the new data center facility.

The project design and its ultimate implementation shall be complete in every way, and shall provide the flexibility, scalability, efficiency, serviceability, design quality and full functionality anticipated by the requirements within the RFP, basis of design drawings, and POR, notwithstanding that all the technical requirements or arrangement of any component of the facility may not have been completely described in these documents.

Phase II Offerors will be required to submit the overall design concept and a minimum of the following drawings:

- Architectural Renderings (colored)
- Architectural Elevations (colored)
- Architectural Sections
- Floor Plan that indicates all major equipment
- Roof Plan
- Electrical One-Line Diagram
- Electrical Layout for major equipment
- Mechanical Layout for major equipment
- Mechanical Flow Diagram
- Flow Diagram for cooling water system
- Glycol System Flow Diagram

The project will be designed after award. The successful offeror will be responsible and be at risk for designing, constructing, and delivering the consolidated FBI data center consistent with the RFP, base building performance specifications, and POR.

BASIS FOR AWARD

It is intended that this RFP (Phase I and Phase II) will result in a firm-fixed-price single-award design-build contract. Award will be made to the Phase II offeror who meets all stated minimum requirements and is determined to be most advantageous to the Government. In arriving at an award determination at the conclusion of Phase II, award will be made to the offeror that provides the best value to the government, taking into account the price and technical factors stated in the RFP.

PROJECT DESCRIPTION

The project shall entail the development of a fast track design-build construction for a data center and warm lit shell office at an existing government owned facility located in Pocatello, Idaho. The description below is meant to serve as a high level description and not a complete list of requirements. Offerors' proposals will be

evaluated based on their stated experience representing their ability to perform the project descriptors listed below. The project will support the design and construction of the following facilities:

- A stand-alone data center supporting a final critical computing load of 5.4 MW of IT server cabinets in a minimum of 25,000 square feet of continuous, usable data floor space. The facility total square footage (including all supporting spaces and infrastructure) will be approximately 100,000 square feet.
- The data center will be designed to meet the Uptime Institute Tier III requirements for availability and redundancy.
- The facility will be designed to meet the U.S. Green Building Council LEED v2009 for New Construction Gold rating.
- The facility will have a Power Usage Effectiveness (PUE) no greater than 1.4 with PUE modeling and measurement calculations are to be defined by the Green Grid® white paper “*PUE™: A Comprehensive Examination of the Metric*” © 2012 The Green Grid®. The modeling and measurement level shall be consistent with the Level 3 (L3) Advanced measurement.
 - IT Equipment Energy at the IT Equipment Input (rack PDU, plug strips or the IT equipment itself)
 - Total Facility Energy at the Utility Input (Utility Service Entrance)
- Meet the Interagency Security Committee (ISC) Security Level IV Requirements provided in the POR.
- Contract Option for an add alternate warm lit shell office building shall also be included however, the FBI reserves the right to remove this Contract Option from the requirements upon contract award. The FBI also reserves the right to exercise the option to add the alternate up to 120 days after contract award based on the awarded negotiated price. This add alternate shall be approximately 45,000 square foot warm lit shell located in between the existing Administration facility and the new data center. This facility will be constructed to support future tenant improvement build out of office space. The warm lit shell will be a three story facility aligned structurally with the existing Administration facility.
- A connected secure lobby to the facility, allowing secure entry point to the new data center, existing Administration facility, and warm lit shell building.
- A connector from the existing Administration facility to the new data center.
- The project has considerable site/utility considerations including grading, drainage, and relocation of existing utilities which serve the existing Administration Building and the existing Data Center. It is important to note that during the relocation of the existing utilities in preparation for the new facilities that the ongoing operation of the existing Administration Building and Data Center cannot be interrupted or experience any downtime during construction.

- The successful offeror shall be responsible to provide the full commissioning of this project through a third party commissioning agent.
- Expandability and Scalability – The design shall accommodate future expansion and contraction of interior program requirements without disruption to in-place operational capabilities, and minimize future construction costs.

PHASE I RFP SCHEDULE

Phase I RFP Issuance	March 9, 2016
Deadline for Phase I Questions	March 24, 2016 (5:00 PM)
Phase I Submissions Due	<u>April 21, 2016, 2016 (3:00 PM)</u>

SECTION B

OFFER EVALUATION AND SELECTION PROCEDURES

SELECTION PROCESS

The selection process shall be in two phases. Phase I will be open to all Offerors who meet the minimum requirements stated in this RFP. Phase I Offers will be evaluated based upon five factors: (i) Quality of the Prime, (ii) Quality of the Design Team, (iii) Quality of the Construction Team, (iv) Project Approach, and (v) Past Performance. These evaluation factors are described in more detail below. The Government will comply with FAR 36.104 (a) regarding the use of two-phase design-build selection procedures. Formal Source Selection Procedures (FAR 15.101-1) will be employed as the method for Offeror selection for Phase I. Oral presentations will be mandatory for all Phase II Offerors.

All personnel working on this project shall be U.S. Citizens.

Offeror team members (including firms and identified individuals) evaluated in Phase I may only be replaced in Phase II or thereafter with the Government's express written approval, subject to its sole discretion. The Government reserves the right to eliminate an Offeror from the Phase II competition if one or more of its evaluated Phase I team members do not participate in Phase II.

KEY PERSONNEL

(a) The Offeror shall assign to this contract the following key personnel:

Principal-in-Charge
Senior Project Manager
Lead Designer
Design Senior Project Manager
Lead Mechanical Engineer
Lead Electrical Engineer
Project Executive
Construction Senior Project Manager

(b) The offeror shall provide the key personnel that are offered in its proposal at time of award. The Key Personnel provided in the Offeror's proposal shall be provided by the Offeror to perform through contract completion and final acceptance of the contract. The Offeror shall make no substitutions of key personnel unless the substitution is necessitated by illness, death, or termination of employment. The Offeror shall notify the Contracting Officer within 15 calendar days after the occurrence of any of these events and provide the information required by paragraph (c) below.

(c) The Offeror shall provide a detailed explanation of the circumstances necessitating the proposed substitutions, complete resumes for the proposed substitutes, and any additional information requested by the Contracting Officer. Proposed substitutes should have comparable qualifications to those of the persons being replaced. The Contracting Officer will notify the Offeror within 15 calendar days after receipt of all required

information of the decision on substitutions. The contract will be modified to reflect any approved changes of key personnel.

(d) The Government reserves the right to eliminate an Offeror from the Phase II competition if one or more of its evaluated Phase I Key Personnel do not participate in Phase II. Any change to the key personnel provided by the offeror's proposal after Phase I Request for Proposal due date could cause the offeror to be ineligible for award. For all key personnel, that is not an employee of the Offeror or Offeror's Subcontractors shall provide a letter of commitment to perform in the role of key personnel through contract completion, final commissioning and final acceptance of the requirement.

In addition those key personnel of the Offeror, Prime Contractor, A/E Firm, and Construction Firm specified in Sections B and C of this RFP must undergo, at a minimum, a Limited Background Investigation (LBI) by the FBI. (A higher level clearance may be required as necessary), the government reserves the right to reject and request replacement of any personnel who cannot obtain a security clearance (as required) or pass an LBI.

Phase I Minimum Requirements

Offerors will not be considered for Phase II unless they comply with all the minimum requirements of Phase I.

The minimum requirements are fully described in this RFP as follows. (See Section E for minimum security requirements.) Noncompliance with the minimum security requirements may render an offeror ineligible for award.

Minimum Prime Contractor Requirements

The Prime Contractor shall be the Offeror and will be contractually obligated for this Project. The Prime Contractor must have completed a minimum of three data center facilities, each with a minimum of five (5) megawatt (MW) capacity within the past ten (10) years. The Prime Contractor must possess the ability to provide payment and performance bonding to the Government of a minimum of \$100,000,000 for a single project. The Prime Contractor must have served in this role on all the submitted projects. Each submitted projects shall be similar in cost, size, scope, and complexity. Each submitted projects must be constructed to the point of substantial completion.

The project team utilized by the Prime must, at a minimum, include a Principal-in-Charge and a Senior Project Manager. The Principal-in-Charge shall have actively and personally managed at least three large design-build data center projects with a total cost of \$50 million or more within the last ten (10) years. The Senior Project Manager shall have actively and personally managed at least three large design-build/construction projects of data center facilities. These projects may be different from the corporate experience provided by the Prime.

The Principal-in-Charge must be a U.S. citizen, and an officer and/or owner of the Prime, with at least 15 years' experience in office building construction and related development. Data Center Facility experience as a Principal-in-Charge is preferred. The Principal-in-Charge shall have the ability to make legal commitments on behalf of the Offeror and shall be responsible for coordinating all aspects of the project team. The Principal-in-Charge must be available and able to commit to the Project, if required by the Government, a minimum of fifty (50) percent of a typical forty-hour workweek between award and construction commencement, with continued involvement through project completion.

The Senior Project Manager must be a U.S. citizen and have a minimum of 10 years' experience in data center facilities related development. The Senior Project Manager will be responsible for the day-to-day management of the project team from award through final acceptance of the project by the Government. The Senior Project Manager will be committed to the Project on a full-time basis from award through final acceptance of the Project by the Government.

Minimum Design Team Requirements

Offeror must include, as a component of its project team, a local or national architectural/engineering firm (an "A/E Firm") which will be responsible for the Project design and for production of construction contract documents. The A/E Firm can be a single entity, partnership, corporation, association, joint venture or other United States legal entity organized to practice architecture. The A/E Firm must be authorized as a business to practice architecture in the State of Idaho, and will be obligated to the Prime regarding the performance. The A/E Firm must have completed a minimum of three data center projects with a minimum capacity of 5 MW each within the past ten years.

The design team shall designate a Lead Designer, who is the individual with primary responsibility to conceive the design concept and the building's architecture and a Design Senior Project Manager, who shall be responsible for overseeing all aspects of the Design Team's performance. The Lead Designer need not be an employee of the A/E firm, but the Design Senior Project Manager must be. Both must be U.S. citizens. Both must be a licensed architect. Both the Lead Designer and the Design Senior Project Manager shall have actively and personally served in these roles on at least three new data center facility projects in the last ten years of similar scope and complexity with a minimum capacity of 5 MW. Both the Lead Designer and Design Senior Project Manager will be committed to the Project from award through the project commissioning and final acceptance by the Government.

The design team shall designate a Lead Mechanical Engineer, who is the individual with primary responsibility to conceive the mechanical design concept and to oversee all aspects of the mechanical engineering team's performance. The individual must be a U.S. citizen, with a mechanical engineering license in the United States. The Lead Mechanical Engineer must have actively and personally served on at least three new data center facility projects in the last ten years with a minimum capacity of 5 MW. The Lead Mechanical Engineer will be committed to the Project from award through the project commissioning and final acceptance by the Government.

The design team shall designate a Lead Electrical Engineer, who is the individual with primary responsibility to conceive the electrical design concept and to oversee all aspects of the electrical engineering team's performance. The individual must be a U.S. citizen, with an electrical engineering license in the United States. The Lead Electrical Engineer must have actively and personally served on at least three new data center facility projects in the last ten years with a minimum capacity of 5 MW. The Lead Electrical Engineer will be committed to the Project from award through the project commissioning and final acceptance by the Government.

Minimum Construction Firm Requirements

Each Offeror must include, as a component of its project team, a local or national general contractor or

construction manager (a "Construction Firm") which will be contractually responsible for the construction of the Project. The General Contractor / Construction Manager must have completed three large data center projects of 5MW or larger in the past five years. The projects must be at least 100,000 gross square feet with at least 25,000 sq. ft. of data floor. If a joint venture is proposed, then the proposed managing member must be identified, and each firm in the joint venture must meet the minimum experience requirements.

The project team utilized by the Construction Firm must, at a minimum, include a Project Executive and Construction Senior Project Manager, both of whom shall have actively and personally performed these roles on at least three completed data center projects of at least 100,000 gross square feet and at least 5MW, with at least 25,000 sq. ft. of data floor.

The Project Executive must be a U.S. citizen, an officer of the Construction Firm and have a minimum of 15 years' experience in data center facility construction. The Construction Senior Project Manager must be a U.S. Citizen, and have a minimum of 10 years experience in data center facility construction. The Project Executive will be overseeing all aspects of the Construction Firm's proposed team. The Construction Senior Project Manager will be responsible for the day- to-day management of the Construction Team from award through final acceptance of the project by the Government.

PHASE I EVALUATION FACTORS

The evaluation factors and sub-factors are described below. The evaluation of the offeror's proposal shall be a best value trade off source selection approach. The factors are weighted as follows in descending order of importance:

1. Quality of the Prime Contractor
2. Quality of the A/E Firm,
3. Quality of the Construction Team
4. Project Approach
5. Past Performance
6. Organizational Conflict of Interest (Pass/Fail)
7. Security (Pass/Fail)

All sub-factors described below are weighted equally within each factor.

I. Quality of Prime Contractor

The Quality of the Prime Contractor will be evaluated based on the Prime's portfolio of past work. The Offeror will be evaluated based upon the degree to which it demonstrates that the Prime understands the requirements (size, security, phasing, etc.) of this procurement and that the proposed management structure will lead to successful completion.

The experience of the Prime, as reflected in the submitted portfolio of work and the references provided, will be used to judge its ability to carry out its proposed approach to this project. The sub-factors used to evaluate the Prime are as follows:

a. Corporate Capability and Experience

The Prime shall submit a portfolio of past work that demonstrates that it has the corporate capacity and experience to undertake the project contemplated by the RFP. Projects shall be selected that are similar in complexity, size, security requirements, significance, flexibility of approach, results achieved, ability to satisfy customer requirements, and integration of the project team. Federal Government experience is preferred, but not required. The more the portfolio demonstrates that the Prime has the capacity and experience to coordinate and develop the project contemplated by the RFP, the more favorably the offeror will be evaluated in connection with this sub-factor.

b. Principal-In-Charge

The Principal-In-Charge shall be the senior officer with execution authority and must have at least the minimum experience, as stated within the minimum Prime contractor requirements. Principals-in-charge with significantly more experience and more relevant experience will be evaluated more favorably than principals-in-charge with only the minimum experience requirement.

c. Senior Project Manager

The Senior Project Manager must have at least the minimum experience, as stated within the minimum Prime contractor requirements. Senior project managers with significantly more experience will be evaluated more favorably than senior project managers with the minimum requirements of experience.

d. Technical Resources

The Prime's capacity, ability, staffing and capital to accomplish the work for the duration of the effort for a project of this magnitude including but not limited to the size, variety, and extent of resources of the Prime and its capacity to undertake a project of this magnitude without significant disruption of its overall business will be evaluated. Appropriately sized, more varied, and more extensive technical resources are preferred and will be evaluated more favorably.

e. Experience Working with Other Team Members

The Prime's experience working with the Design Team (if separate contractor/firm), Construction Firm (if separate contractor/firm) will be evaluated. Teams with more experience working together on successful, relevant projects will be evaluated more favorably than teams without such experience.

II. Quality of the Design Team

Due to the nature of this procurement, which will employ a performance-based methodology not prescribing the exact design, but rather the performance requirements, and due to the nature and complexity of the FBI's functional and security needs, the Government requires a design team of the highest caliber which will be evaluated on its ability to fulfill the Project Description described in **SECTION A** and based upon the following sub-factors:

a. Corporate Capability and Experience

The A/E Firm shall be evaluated based on the quality and applicability of professional experience and accomplishments. The A/E Firm shall submit a portfolio of past work that demonstrates that it has the corporate capacity and experience to undertake the project contemplated by the RFP. Projects shall be selected that are similar in complexity, size, security requirements, significance, flexibility of approach, results achieved, and ability to satisfy requirements. The more the portfolio demonstrates that the A/E Firm has the capacity and experience to undertake design of the project contemplated by the RFP, the more favorably the A/E firm will be evaluated in connection with this sub-factor. Accomplishments shall be illustrated by a portfolio of projects and references, including recognition and awards. The offeror for this evaluation factor will only be evaluated favorably for Design Team's individual awards that are relevant to the type of work required in this RFP. In particular, consideration will be given to the following:

- **Project Results:** The projects represent high quality design. The projects were completed on budget and schedule. The owner/tenant was satisfied with the final result. A/E firms that consistently show that their projects were completed on time, within budget, and consistent with the design approach with a high level of customer satisfaction will be more favorably evaluated.
- **Project Significance:** The characteristics of the submitted projects are similar to this project in terms of

size, function, complexity, security, location, and tenant (i.e., governmental or institutional, private industry), demonstrating that the subject firm has applicable experience. Federal Government experience is strongly preferred, but is not required. Projects that are the most similar to this project in terms of significance and other characteristics will be more favorably evaluated.

- **Key Features:** Key features or constraints that required additional effort, creativity, or innovation were involved in project execution and were successfully addressed (e.g., a limited budget, accelerated schedule, difficult site, unusual functional requirements, exceptional sustainability and security requirements, or phased construction in an occupied space). A/E firms that consistently show that they were able to successfully address key features or constraints in project execution will be more favorably evaluated.

b. Lead Designer

The Lead Designer shall be evaluated based on the quality and applicability of professional experience and accomplishments. Accomplishments shall be illustrated by a portfolio of projects and references; including recognition and awards associated with projects of a similar nature. In particular, consideration will be given to the following:

- **Project Results:** The projects represent high quality design. The projects were completed on budget and schedule. The owner/tenant was satisfied with the final result. Lead Designers that consistently show that their projects were completed on time and within budget with a high level of customer satisfaction will be more favorably evaluated.
- **Project Significance:** The characteristics of the submitted projects are applicable to this procurement in terms of size, function, security, location, and tenant (i.e., governmental or institutional or corporate data center), demonstrating that the Lead Designer has applicable experience. Federal Government experience is strongly preferred, but is not required. Projects that are the most similar to this project in terms of significance and other characteristics will be more favorably evaluated.
- **Key Features:** Key features or constraints that required additional effort, creativity, or innovation were involved in project execution and were successfully addressed (e.g., a limited budget, accelerated schedule, difficult site, unusual functional requirements, exceptional sustainability and security requirements, or phased construction in an occupied space). Lead Designers that consistently show that they were able to successfully address key features or constraints in project execution will be more favorably evaluated.

c. Lead Mechanical Engineer

The Lead Mechanical Engineer must have at least the minimum experience, as stated within the minimum Design Team requirements. Lead mechanical engineers with significantly more experience will be evaluated more favorably than senior mechanical engineers with the minimum requirements of experience.

d. Lead Electrical Engineer

The Lead Electrical Engineer must have at least the minimum experience, as stated within the minimum Design Team requirements. Lead electrical engineers with significantly more experience will be evaluated more

favorably than senior electrical engineers with the minimum requirements of experience.

e. Senior Project Manager

The Senior Project Manager must have at least the minimum experience, as stated within the minimum Design Team requirements. Senior Project managers with significantly more experience will be evaluated more favorably than project managers with the minimum requirements of experience.

f. Technical Resources

The design team's capacity, ability, staffing and capital to accomplish the work for the duration of the effort for a project of this magnitude including but not limited to the size, variety, and extent of resources of the A/E Firm and its capacity to undertake a project of this magnitude without significant disruption of its overall business will be evaluated. Appropriately sized, more varied, and more extensive technical resources are preferred and will be evaluated more favorably.

g. Experience Working with Other Team Members

The A/E Firm's experience working with the Prime (if separate contractor/firm), Construction Team (if separate contractor/firm), will be evaluated. Teams with more experience working together on successful, relevant projects will be evaluated more favorably than teams without such experience.

III. Quality of the Construction Team

a. Corporate Capability and Experience

The quality and qualifications of the General Contractor / Construction Manager will be evaluated based on a portfolio of past work. Qualifications shall be illustrated by a portfolio of projects and references. In particular, consideration will be given to the following:

- **Project Results:** The projects were completed on time, budget and schedule. Construction firms that consistently show that their projects were completed on time and within budget with a high level of customer satisfaction will be more favorably evaluated
- **Capacity and Experience:** The projects show that the General Contractor / Construction Manager have the financial capacity and experience to construct projects similar to the one contemplated by the RFP. Projects that are the most similar to this project in terms of required capacity and experience will be more favorably evaluated.
- **Project Significance:** The characteristics of the submitted projects are applicable to this procurement in terms of size, function, security considerations, location, and tenant (i.e., governmental or institutional or corporate private industry), demonstrating that the subject firm has applicable experience. Federal Government experience is strongly preferred, but is not required. Projects that are the most similar to this project in terms of significance and other characteristics will be more favorably evaluated.

- **Key Features:** Key features or constraints that required additional effort, creativity, or innovation were involved in project execution and were successfully addressed (e.g., a limited budget, accelerated schedule, difficult site, unusual functional requirements, exceptional sustainability and security requirements, or phased construction in an occupied space). Construction Firms that consistently show that they were able to successfully address key features or constraints in project execution will be more favorably evaluated.

b. Project Executive

The qualifications of the Project Executive will be evaluated based on a resume and portfolio of past work. Qualifications shall be illustrated by a portfolio of projects and references. In particular, consideration will be given to the following:

- **Project Results:** The projects were completed on time, budget and schedule. Project Executives that consistently show that their projects were completed on time and within budget with a high level of customer satisfaction will be more favorably evaluated.
- **Project Significance:** The characteristics of the submitted projects are applicable to this procurement in terms of size, function, security considerations, location, and tenant (i.e., governmental or institutional or corporate private industry), demonstrating that the subject firm has applicable experience. Federal Government experience is strongly preferred, but is not required. Project Executives whose projects are the most similar to this project in terms of significance and other characteristics will be more favorably evaluated.
- **Key Features:** Key features or constraints that required additional effort, creativity, or innovation were involved in project execution and were successfully addressed (e.g., a limited budget, accelerated schedule, difficult site, unusual functional requirements, exceptional sustainability requirements, or phased construction in an occupied space). Project Executives that consistently show that they were able to successfully address key features or constraints in project execution will be more favorably evaluated.

c. Construction Senior Project Manager

The Construction Senior Project Manager must have at least the minimum experience, as stated within the minimum Construction Firm requirements. Project managers with significantly more experience will be evaluated more favorably than project managers with the minimum requirements of experience.

d. Technical Resources

The size, variety, and extent of resources of the General Contractor / Construction Manager and its capacity to undertake a project of this magnitude without significant disruption of its overall business will be evaluated. Appropriately sized, more varied, and more extensive technical resources are preferred and will be evaluated more favorably.

e. Experience Working with Other Team Members

The Construction Team's experience working with the Prime (if separate contractor/firm), Design Team (if separate contractor/firm), will be evaluated. Teams with more experience working together on successful, relevant projects will be evaluated more favorably than teams without such experience.

IV. **Project Approach**

Offerors will be evaluated on their approach to the development of an FBI data center facility in Pocatello, Idaho. Offerors with a project approach more consistent with the Project Description described in Section A will be more favorably evaluated in each of the following sub-factors:

- **Management Approach.** The Offeror should describe its management approach and address the following:
 - How the proposed management structure will result in the successful design, construction, and delivery of the project.
 - What the anticipated risks inherent in a project of this scale and complexity under this acquisition approach are and how the team will manage and mitigate risk.
- **Schedule and Budget.** Describe how the Offeror will maximize the probability of on-time and on-schedule delivery.
- **Security.** Describe how the Offeror will successfully integrate critical security elements, including the Level IV security requirements, into the design and construction of a functional and flexible data center facility and maintain security throughout the development, design and construction process.
- **Creativity.** Describe how the Offeror will develop creative solutions and utilize innovation consistent with the mission of the FBI to the project, including issues and challenges that arise in this project.

V. **Past Performance**

The Past Performance Factor assesses the performance record of the Offeror and its subcontractors. The factors are listed in descending order of importance as follows:

- Record of Performance

The Offeror shall be evaluated on its relative experience required by this solicitation. The Offeror shall describe successful completion of at least three similar contracts of the same volume and type required by this solicitation within the past five (5) years. The Offerors shall provide at least three references. However, no more than one main reference may be an FBI contract, as the evaluators are seeking independent opinions. The Government reserves the right to evaluate past performance of each Offeror through the use of interviews, questionnaires, and/or drawing information from available CPARS, PPIRS database reports, Dunn & Bradstreet, Internet and etc. The evaluation of past performance is a subjective assessment based on a consideration of all relevant facts and circumstances.

- Relevance of Experience

The Offeror's experience shall be evaluated on the degree of relevance to requirements of the solicitation on the basis of similarity in size, scope, complexity, technical difficulty, contract type, and period of performance. Recent experience (defined as gained in the last five (5) years), performing similar work, will be evaluated. Evaluations may include interviews with previous clients of the prime contractor and subcontractors.

VI. Security (Pass/Fail)

The successful offerors and its subcontractors selected for Phase II shall be subject to a Company Threat Assessment by the FBI to screen for criminal activity and /or counterintelligence and other national security threats. The FBI reserves the right to reject an offeror, any member of its team or both based on an identified criminal or national security threat without disclosing the reason for rejection. Participation by foreign owned entities prohibited for the project.

In order to compete in Phase II, the successful offeror must pass the Company Threat Assessment and result in no material issues. Failure for the offeror or any of its subcontractors to pass the CTA shall result in the offeror being determined to be ineligible for contract award and to continue to Phase II. In order to perform the company threat assessment, the Offeror shall submit a key management personnel list (KMPL) and Acquisition Risk Questionnaire (ARQ) for itself and each subcontractor offered in its proposal. The KMPLs and ARQs shall be provided in this Tab as a part of the Offerors Proposal. Failure to submit all KMPLs and ARQs may result in the Offeror to be determined as noncompliant and render the offeror ineligible for award.

VII. Organizational Conflict Of Interest (Pass/Fail)

Every Offeror or Offeror's proposed subcontractors who submits an offer as a prime contractor or as a member of a contractor team shall review and comply with Federal Acquisition Regulation (FAR) Subpart 9.5 identifying and resolving any potential Conflict of Interest issues. Since ensuring trust is of paramount importance, only companies with acceptable Organizational Conflict of Interest (OCI) Mitigation Plans (for the offerors and proposed subcontractors) will be eligible for award.

Each Offeror is directed to inform the FBI of any potential conflict of interest issue to include potential professional arrangements, subsidiary actions, joint ventures, partnering agreements, affiliations, or if there exists a contractual relationship(s) with other firms, entities, or government agencies in which the offeror is about to or is in the process of performing services in support of the captioned project and furnish the mitigation plan developed by the offeror for mitigating these respective issues as a part of the offeror's technical submission. This plan shall be submitted to the FBI as under Tab 8.

The FBI is providing the evaluation plan format associated with Organizational Conflict of Interest. The Offeror's plan must follow the requirements set forth in the FAR, Subpart 9.5 and will be reviewed and evaluated by the FBI as (Pass/Fail).

SECTION C SUBMISSION REQUIREMENTS

Unnecessarily elaborate brochures or other presentations beyond those sufficient to present a complete and effective response to this RFP are not desired. Elaborate visual and other presentation aids are neither necessary nor desired.

PHASE I SUBMISSION

By the offer due date stated at Section A for Phase I submissions, each Offeror shall submit to FBI the information required herein in the format and detail outlined below. Each submission shall consist of an electronic copy and five (5) duplicate sets, each placed in an individual three-ring binder. Text shall be in twelve-point font, pages shall be double-sided and have one-inch margins. The set containing the original documents shall be labeled, on the binder cover and spine, "Phase I - Original Submission." All binders shall identify the Offeror on the cover and spine.

Phase I submissions shall be tabbed and organized into the following sections:

Tab 1:	Title Page
Tab 2	Executive Summary
Tab 3:	Prime Contractor Qualifications
Tab 4:	Design Team Qualifications (SF-330)
Tab 5:	Construction Team Qualifications
Tab 6:	Project Approach
Tab 7:	Past Performance
Tab 8:	OCI and Security

In its Phase I submission, the Offeror shall provide all information necessary or appropriate to reflect compliance with the Phase I minimum requirements and evaluation factors described in Section B, including but not limited to, the information requested in the remaining provisions of this Section, all of which shall be certified to the Government by the Offeror and the Offeror's individual Principal-in-Charge to be true and complete in all respects. The submission should be organized in precisely the order and format requested. The address for delivery of the original submission and duplicates is:

Anna M. Thompson
Contracting Officer
Federal Bureau of Investigation
J. Edgar Hoover Building
935 Pennsylvania Avenue NW, Room 6329
Washington, DC 20535

Submission Of Questions

Offerors are requested to submit their questions grouped by solicitation section and make reference to the particular Section/subsection number. Questions must be received by the date specified for receipt of questions. Questions submitted after the deadline for Phase I Questions will not be considered, unless determined to be in the best interest of the Government. Responses to Offeror's Questions will be posted on or about April 1, 2016.

Delivery Instructions

Offerors are authorized to use United States Postal Service (USPS or other commercial carriers at their option. However, that commercial carrier must be an overnight delivery service and capable of providing an automated tracking system for the delivery of the Proposal). The Offeror shall be responsible for ensuring that the Proposal is sent either by registered or certified mail, post marked by a USPS via Hand Stamp clearly showing the date of receipt by the USPS and Post Marked not later than the due date for receipt of the Proposal. The Offeror may at its option utilize the services of a commercial carrier who provides overnight delivery service. If the Offeror elects to utilize this service the Offeror must obtain from the commercial carrier a receipt showing the date and time the Proposal was released to the commercial carrier.

Any Proposal sent to the FBI without having transmitted the copy of the submission letter and USPS or the commercial carrier receipt, electronically to the FBI Contracting Officer by the due date will be considered late. For the convenience of all Offerors, the electronic copy will be accepted by the respective Contracting Officer until 4:30 p.m. on the due date for receipt of the Proposal. Send a copy of the submission letter and USPS or the commercial receipt electronically to the FBI Contracting Offer by the due date to: anna.thompson2@ic.fbi.gov. Do Not Send a copy of the offeror's proposal electronically.

Electronic copies of the offeror's proposal will not be accepted. Hand deliveries shall not be accepted.

Offerors are hereby notified that their Proposals will be received from the USPS or commercial carrier at an FBI off-site location and that these Proposals may be opened for security/safety reasons and will be resealed and forwarded to the FBI Contracting Officer shown on the address label. The FBI recommends that all Proposals be page numbered and stated in the submission letter as to how many pages are included in the Proposal submission.

Tab. 1 Title Page

Provide a Title Page of no more than one (1) page including the following information
Company Name; Address; company phone number; Point of Contact (POC) for proposal communication; POC Phone Number; POC E-mail Address; Company's Associated NAICS Code; Company DUNS Number; Company Cage Code.

Tab. 2 Executive Summary

Provide a summary of no more than five (5) pages describing how the proposed team meets the Phase I minimum requirements and the evaluation factors described below.

Tab 3 Prime Contractor Qualifications

Each Offeror must include, as a component of its project team, a "Prime Contractor" who will be contractually responsible in general for all aspects of development and completion of the Project.

The Offeror's proposal shall include the following for the Prime Contractor Qualifications:

- A. An introduction briefly describing the firm and its location, organizational makeup, and noteworthy accomplishments.
- B. Documentation of at least three (3), and no more than five (5), data center projects with a minimum capacity of five (5) MW each completed for occupancy within the past ten (10) years (as of the date of this RFP). The Prime Contractor must have served in this role on all the submitted projects. Each submitted project shall be similar in cost, size, scope, and complexity. Each submitted project must be constructed to the point of substantial completion. The Offeror shall submit substantial information such that each project can be assessed and verified to ensure the relevance of the project. A list of major and relevant sub-contractors should be included in each project description.

This documentation should include a two-page description of each project, enumerating project objectives, approach, financing structure, results, project significance, key features, security considerations, and awards or peer recognition that are individual or offeror is within the prime contracting role and is relevant to the scope/type of this project. Experience on Federal government projects is preferred, but not required. In addition to the two-page summary of each project, up to three full-page illustrations may be used for each project. The Prime Contractor shall include two references for each of the projects submitted. References shall be principals or officers of project owners or principals or officers of project lead tenants, if such tenants participated in project design and occupy at least 75% of the project. At least one reference shall be from a tenant.

- C. Discussion of the Prime Contractor's technical resources and its capacity to undertake a project of this magnitude without significant disruption of its overall business. The discussion should include a detailed organizational chart of the internal project team the Prime Contractor proposes for this Project. The Prime Contractor's organizational chart must demonstrate that the Prime Contractor has the organizational and technical resources to develop a project of this magnitude, as well as an understanding of the required client interaction. All of the Prime Contractor's proposed personnel must be employees of the Prime Contractor. For each employee listed on the organizational chart, describe other ongoing projects and the anticipated duration and time commitment to such projects over the next five (5) years.
- D. A matrix describing the Prime Contractor's experience working with the Design Team, Construction Team on completed projects. Projects included in this matrix need not be limited to those utilized to highlight experience elsewhere in the submission. The matrix should briefly describe the project and each team member's role. It should also identify which individual team members proposed in this Phase I submission participated in the completed projects. The matrix should also, as described below, include projects on which the other team member firms worked together, even if such projects did not include the Prime Contractor.
- E. Documentation from an eligible third party provider that the Prime Contractor possesses the ability to provide payment and performance bonding to the Government for a single project of at least \$100 million.

The project team utilized by the Prime must, at a minimum, include a Principal-in-Charge and a Senior Project Manager. The Principal-in-Charge shall have actively and personally managed at least three large design-build/

data center projects with a total cost of \$50 million or more within the last ten (10) years. The Senior Project Manager shall have actively and personally managed at least three large design-build/construction projects of data center facilities. If these projects are different from the corporate experience described above, then additional case studies should be provided, utilizing the format described above. Case studies of experience with prior employers is acceptable.

The Principal-in-Charge must be a U.S. citizen, and an officer and/or owner of the Prime, with at least 15 years' experience in office building construction and related development. Data Center Facility experience as a Principal-in-Charge is preferred. The Principal-in-Charge shall have the ability to make legal commitments on behalf of the Offeror and shall be responsible for coordinating all aspects of the project team. The Principal-in-Charge must be available and able to commit to the Project, if required by the Government, a minimum of fifty (50) percent of a typical forty-hour workweek between award and construction commencement, with continued involvement through project completion.

The Senior Project Manager must be a U.S. citizen and have a minimum of 10 years' experience in data center facilities related development. The Senior Project Manager will be responsible for the day-to-day management of the project team from award through final acceptance of the project by the Government. The Senior Project Manager will be committed to the Project on a full-time basis from award through final acceptance of the Project by the Government.

The Prime Contractor shall provide resumes evidencing the tenure requirements and demonstrate that the Principal-in-Charge and Senior Project Manager are able to satisfy these time commitments. Each resume presented by the Offeror in its proposal shall be certified for truth and accuracy and signed by individual for whom the resume is for. In addition each resume shall be verified and countersigned certifying for truth and accuracy of each resume by the employer/subcontractor of that individual employee and the Offeror.

The Prime Contractor shall include two references for each of the projects submitted for the principal-in-charge and senior project manager. References shall be principals or officers of project owners or principals or officers of project lead tenants, if such tenants participated in project design and occupy at least 75% of the project. At least one reference shall be from a tenant. The references must be able to speak to the principal-in-charge and senior project manager's roles as such in the successful completion of the project.

It is the responsibility of the Offeror to ensure that the references provided are willing and available to be contacted by the Government. No substitutes will be allowed. If, after repeated attempts (three), the Government is unable to contact a reference provided by the Offeror, the specific transaction related to the reference may be excluded from evaluation. The Government will not impute experience beyond that described in the offeror's submission with regard to a specific transaction based on information provided by a reference.

The list of references shall include the following current information:

- i. Referenced firm name
- ii. Point of contact at referenced firm
- iii. Point of contact's position at referenced firm
- iv. Referenced project name
- v. Address of referenced firm
- vi. Telephone number of referenced firm and point of contact

vii. E-mail address of referenced firm and point of contact

Tab 4. Design Team Qualifications

Each Offeror must include, as a component of its project team, a local or national architectural/engineering firm (an "A/E Firm") which will be contractually responsible for the Project design and for production of construction contract documents. The A/E Firm can be a partnership, corporation, association, joint venture or other United States legal entity organized to practice architecture.

The Offeror shall provide the information listed below, as a part of their proposal, utilizing a Standard Form 330 entitled Architect-Engineer Qualifications.

The Offeror's proposal shall include the following for the Design Team Qualifications:

- A. An introduction briefly describing the firm and its location, organizational makeup, and noteworthy accomplishments. If the Lead Designer is not an employee of the A/E firm, then the introduction should describe both companies participating in the Design Team and the proposed relationship between the companies.
- B. Documentation of at least three, and no more than five new data center projects with a minimum capacity of 5 MW each within the past ten years . The Design Team must have served in this role on all the submitted projects. Submitted projects shall be similar in construction cost, size, scope, and complexity. Submitted projects must be constructed to the point of substantial completion. The Offeror shall submit substantial information such that the project can be assessed and verified to ensure the relevance of the project.

This documentation and narrative (maximum of two pages per project) shall address the design approach with salient features for each project enumerating project objectives and discuss how the client's program, function, image, mission, economic schedule, operational objectives, security considerations were satisfied by the overall design/planning solution. Include tangible evidence of the results and project significance where possible such as certificates, awards, peer recognition and critical acclaim. Experience on federal government projects is preferred, but not required. In addition to the summary, up to three full-page illustrations may be used for each project. Provide a client reference contact for each project, including name, title, address, phone and fax numbers. A portion of one page presented for each project must include a representative floor plan and either a site plan or building section. If the Lead Designer is not an employee of the A/E firm, then five projects shall be documented, of which three shall be from the Lead Designer's firm and two from the A/E Firm. The documentation and description of each project shall also include the following information:

- a. Client Name
- b. Project Location
- c. Offeror's Role in the Project
- d. List of Major Sub-consultants
- e. Dates of Design Contract (Start and End Dates)
- f. Project Description Including:
 - Building Size (Gross Square Feet)
 - Data Floor Size (Gross Square Feet)

- Level of Redundancy (N, N+1, 2N, etc.)
- IT Cabinet Density (kW/Cab)
- Total Facility Power (MW)
- Total Critical Power (MW)
- Tier Rating (If Uptime Institute™ Certified)
- UPS Architecture/System
- Mechanical System
- Design PUE (If available)
- Security Level (If applicable)
- Availability/Use of Free Cooling Strategies

g. Client contact information.

- C. Discussion of the A/E Firm's technical resources and its capacity to undertake a project of this magnitude without significant disruption of its overall business. The discussion should include a detailed organizational chart of the A/E project team proposed for this Project, including identifying responsibility for coordination with MEP and other future consultant team members. The A/E Firm's organizational chart must demonstrate that the A/E Firm has the organizational and technical resources to design a project of this magnitude. All of the A/E Firm's proposed personnel must be employees of the A/E Firm, with the exception of the Lead Designer. For each employee listed on the organizational chart, describe other ongoing projects and the anticipated duration and time commitment to such projects over the next three (3) years.
- D. Matrix entries (in the matrix described in the Prime Contractor section above) describing the A/E Firm's experience working with the Prime Contractor, Construction Team and Mechanical and Electrical subcontractor on completed projects. The matrix should briefly describe the project and each team member's role. It should also identify which individual team members proposed in this Phase I submission participated in the completed projects.
- E. Corporate license in any Jurisdiction in which a site is located on with the offeror is offering. The A/E firms must provide copies of the licenses.
- F. **PHILOSOPHY AND DESIGN INTENT:** In the Lead Designer's words, (maximum of two typewritten pages) state his/her overall design philosophy and approach to the challenge of data center architecture, issues, and parameters that may apply in creating a state-of-the-art data center facility in the area designated.
- G. **LEAD DESIGNER PROFILE:** Submit a biographical sketch (maximum of three pages) including education, professional experience, recognition for design efforts inclusive of examples. Identify and describe areas of responsibility and commitment to each project.

The design team shall designate a Lead Designer, who is the individual with primary responsibility to conceive the design concept and the building's architecture and a Design Senior Project Manager, who shall be responsible for overseeing all aspects of the Design Team's performance. The Lead Designer need not be an employee of the A/E firm, but the Design Senior Project Manager must be. Both must be U.S. citizens. Both must be a licensed architect. Both the Lead Designer and the Design Senior Project Manager shall have actively and personally served in these roles on at least three new data center facility projects in the last ten years of

similar scope and complexity with a minimum capacity of 5 MW. If these projects are different from the corporate experience described above, then additional case studies should be provided, utilizing the format described above.

The design team shall designate a Lead Mechanical Engineer, who is the individual with primary responsibility to conceive the mechanical design concept and to oversee all aspects of the mechanical engineering team's performance. The individual must be a U.S. citizen, with a mechanical engineering license in the United States. The Lead Mechanical Engineer must have actively and personally served on at least three new data center facility projects in the last ten years with a minimum capacity of 5 MW. The Lead Mechanical Engineer will be committed to the Project on a full-time basis from award through the project commissioning by the Government. If these projects are different from the corporate experience described above, then additional case studies should be provided, utilizing the format described above.

The design team shall designate a Lead Electrical Engineer, who is the individual with primary responsibility to conceive the electrical design concept and to oversee all aspects of the electrical engineering team's performance. The individual must be a U.S. citizen, with an electrical engineering license in the United States. The Lead Electrical Engineer must have actively and personally served on at least three new data center facility projects in the last ten years with a minimum capacity of 5 MW. The Lead Electrical Engineer will be committed to the Project on a full-time basis from award through final acceptance of the project by the Government. If these projects are different from the corporate experience described above, then additional case studies should be provided, utilizing the format described above.

The submission shall include resumes evidencing the tenure requirements for the Lead Designer, Design Senior Project Manager, Lead Mechanical Engineer, and Lead Electrical Engineer. Each resume presented by the Offeror in its proposal shall be certified for truth and accuracy and signed by individual for whom the resume is for. In addition each resume shall be verified and countersigned certifying for truth and accuracy of each resume by the employer/subcontractor of that individual employee and the Offeror. Letters of commitment of performance through the completion of this project shall be provided for all key personnel whom are not employees of the Offeror or the Offeror's subcontractors.

The design team shall include two references for each of the projects submitted for the Lead Designer and Design Senior Project Manager. References shall be principals or officers of project owners or principals or officers of project lead tenants, if such tenants participated in project design and occupy at least 75% of the project. At least one reference shall be from a tenant. The references must be able to provide first-hand information concerning the Lead Designer and Design Senior Project Manager's roles in the successful completion of the project.

It is the responsibility of the Offeror to ensure that the references provided are willing and available to be contacted by the Government. No substitutes will be allowed. If, after repeated attempts (three), the Government is unable to contact a reference provided by the Offeror, the specific transaction related to the reference may be excluded from evaluation. The Government will not impute experience beyond that described in the offeror's submission with regard to a specific transaction based on information provided by a reference.

The list of references shall include the following current information:

a. Referenced firm name

- b. Point of contact at referenced firm
- c. Point of contact's position at referenced firm
- d. Referenced project name
- e. Address of referenced firm
- f. Telephone number of referenced firm and point of contact
- g. E-mail address of referenced firm and point of contact

Tab 5. Construction Firm Qualifications

Each Offeror must include, as a component of its project team, a local or national general contractor or construction manager (a "Construction Firm") which will be contractually responsible for the construction of the Project.

The Offeror's proposal shall include the following for the Construction Firm Qualifications:

- A. An introduction briefly describing the firm and its location, organizational makeup, and noteworthy accomplishments.
- B. Documentation of at least three, (3) and no more than five (5) office projects large data center projects in the past five years. The Construction Firm must have served in this role on all the submitted projects. Each submitted projects shall be similar in construction cost, size, scope, and complexity. Each submitted projects must be constructed to the point of substantial completion. The Offeror shall submit substantial information such that each project can be assessed and verified to ensure the relevance of the project. A list of major and relevant sub-contractors should be included in each project description. Each project submitted must be at least 100,000 gross square feet with at least 25,000 sq. ft. of data floor.

This documentation should include a one-page description of each project, enumerating project objectives, approach, results, project significance, key features, security considerations, and awards or peer recognition. Experience on federal government projects is preferred, but not required. Up to three full-page illustrations may be used for each project. The documentation and description of each project shall also include the following information:

- a. Client Name
- b. Project Location
- c. Offeror's Role in the Project
- d. List of Major Sub-consultants
- e. Dates of Contract (Start and End Date)
- f. Project Description Including:
 - i. Building Size (Gross Square Feet)
 - ii. Data Floor Size (Gross Square Feet)
 - iii. Level of Redundancy (N, N+1, 2N, etc.)
 - iv. IT Cabinet Density (kW/Cab)
 - v. Total Facility Power (MW)
 - vi. Total Critical Power (MW)
 - vii. Tier Rating (If Uptime Institute™ Certified)
 - viii. UPS Architecture/System
 - ix. Mechanical System

- x. Design PUE (If available)
 - xi. Security Level (If applicable)
 - xii. Availability/Use of Free Cooling Strategies
- ii. Client contact information.

C. Discussion of the Construction Firm's technical resources and its capacity to undertake a project of this magnitude without significant disruption of its overall business. The discussion should include a detailed organizational chart of the project team proposed for this Project. The Construction Firm's organizational chart must demonstrate that the Construction Firm has the organizational and technical resources to construct a project of this magnitude. All of the Construction Firm's proposed personnel must be employees of the Construction Firm. For each employee listed on the organizational chart, describe other ongoing projects and the anticipated duration and time commitment to such projects over the next three (3) years.

D. Matrix entries (in the matrix described in the Prime Contractor section above) describing the Construction Firm's experience working with the Prime Contractor and Design Team on completed projects. The matrix should briefly describe the project and each team member's role. It should also identify which individual team members proposed in this Phase I submission participated in the completed projects.

The project team utilized by the Construction Firm must, at a minimum, include a Project Executive and Construction Senior Project Manager, both of whom shall have actively and personally performed these roles on at least three completed data center projects of at least 100,000 gross square feet and at least 5MW, with at least 25,000 sq. ft. of data floor. If these projects are different from the corporate experience described above, then additional case studies should be provided, utilizing the format described above.

The Project Executive must be a U.S. citizen, an officer of the Construction Firm and have a minimum of 15 years' experience in data center facility construction. The Construction Senior Project Manager must be a U.S. Citizen, and have a minimum of 10 years experience in data center facility construction. The Project Executive will be overseeing all aspects of the Construction Firm's proposed team. The Construction Senior Project Manager will be responsible for the day- to-day management of the Construction Team from award through final acceptance of the project by the Government. If these projects are different from the corporate experience described above, then additional case studies should be provided, utilizing the format described above.

The submission shall include resumes evidencing the tenure requirements for the Project Executive and the Construction Senior Project Manager and demonstrating that the Construction Senior Project Manager is able to satisfy the time commitment. Each resume presented by the Offeror in its proposal shall be certified for truth and accuracy and signed by individual for whom the resume is for. In addition each resume shall be verified and countersigned certifying for truth and accuracy of each resume by the employer/subcontractor of that individual employee and the Offeror. Letters of commitment of performance through the completion of this project shall be provided for all key personnel whom are not employees of the Offeror or the Offeror's subcontractors.

The Construction Firm shall include two references for each of the projects submitted for the Project Executive and the Construction Senior Project Manager. References shall be principals or officers of project owners or principals or officers of project lead tenants, if such tenants occupy at least 75% of the project. At least one reference shall be from a tenant. The references must be able to provide first-hand information concerning and the Project Executive and the Construction Senior Project Manager's role in the successful completion of the project.

It is the responsibility of the Offeror to ensure that the references provided are willing and available to be contacted by the Government. No substitutes will be allowed. If, after repeated attempts (three), the Government is unable to contact a reference provided by the Offeror, the specific transaction related to the reference may be excluded from evaluation. The Government will not impute experience beyond that described in the offeror's submission with regard to a specific transaction based on information provided by a reference.

The list of references shall include the following current information:

- i. Referenced firm name
- ii. Point of contact at referenced firm
- iii. Point of contact's position at referenced firm
- iv. Referenced project name
- v. Address of referenced firm
- vi. Telephone number of referenced firm and point of contact
- vii. E-mail address of referenced firm and point of contact

Tab 6. Project Approach

The Offeror shall submit a narrative of no more than fifteen (15) pages describing its approach to designing, constructing, and delivering a data center facility for the FBI. The submission should also include an organizational chart, identifying all firms in the project team proposed in this Phase I and showing responsibility for the additional team members likely required for a project of this scale and complexity. The narrative and organizational chart should address the following:

- A. Project Management. Describe how the proposed management structure will result in the successful design, construction, financing, delivery, occupancy, and transition of the project.
- B. Risk Management. Identify anticipated risks inherent in a project of this scale and complexity under this acquisition approach and describe the Offeror's approach to risk management and mitigation.
- C. Schedule and Budget. Describe how the Offeror will maximize the probability of on-time and on-schedule delivery.
- D. Security. Describe how the Offeror will successfully integrate critical security elements into the design and construction of a functional and flexible data center building and maintain security throughout the development process and the phased occupancy of the project.
- E. Creativity. Describe how the Offeror will develop creative solutions consistent with the mission, goals, and objectives of the FBI (as described in Section A) to issues and challenges that arise in a complex, unique project.
- F. Alignment with the FBI's Project Description (as described in Section A). Describe how the Offeror's management approach is aligned with the FBI's mission and the function of a consolidated data center.

Tab 7: Past Performance

The Offeror shall provide past performance for the Prime Contractor and all subcontractors. Past Performance shall demonstrate past performance on projects of similar size, scope, cost, and complexity through the submission of the "Past Performance Questionnaire" (Provided as Attachment#2) for three (3) to five (5) projects. Projects should have achieved at least the level of substantial completion within the last five (5) years.

The Offeror shall have three (3) to five (5) projects each to present the Past Performance for the Prime and all subcontractors. The Offeror shall complete the first page (cover letter) of the Past Performance Questionnaire (PPQ) and provide the PPQ to each reference. The Offeror should request to the reference to complete the information in the Questionnaire and send the completed PPQ to the Contracting Officer via e-mail at anna.thompson2@ic.fbi.gov or via fax at 202-324-0807.

The Offeror shall provide in this tab a description of each project including, the size, scope, cost, and complexity. This description shall include the name, company, address, and phone number of the individual reference the offeror has sent the Past Performance Questionnaire to. The contractor may also provide the overall outcome of the project and any issues and how they were resolved. This tab is limited to a page limitation of two (2) pages per project referenced for past performance.

Tab 8: OCI/SECURITY**Security (PASS/FAIL)**

The successful offerors and its subcontractors selected for Phase II shall be subject to a Company Threat Assessment by the FBI to screen for criminal activity and /or counterintelligence and other national security threats. The FBI reserves the right to reject an offeror, any member of its team or both based on an identified criminal or national security threat without disclosing the reason for rejection. Participation by foreign owned entities prohibited for the project.

In order to compete in Phase II, the successful offeror must pass the Company Threat Assessment and result in no material issues. Failure for the offeror or any of its subcontractors to pass the CTA shall result in the offeror being determined to be ineligible for contract award and to continue to Phase II. In order to perform the company threat assessment, the Offeror shall submit a key management personnel list (KMPL) and Acquisition Risk Questionnaire (ARQ) for itself and each subcontractor offered in its proposal. The KMPLs and ARQs shall be provided in this Tab as a part of the Offerors Proposal. Failure to submit all KMPLs and ARQs may result in the Offeror to be determined as noncompliant and render the offeror ineligible for award.

Organizational Conflict Of Interest (PASS/FAIL)

Every Offeror or Offeror's proposed subcontractors who submits an offer as a prime contractor or as a member of a contractor team shall review and comply with Federal Acquisition Regulation (FAR) Subpart 9.5 identifying and resolving any potential Conflict of Interest issues. Since ensuring trust is of paramount importance, only companies with acceptable Organizational Conflict of Interest (OCI) Mitigation Plans (for the offerors and proposed subcontractors) will be eligible for award.

Each Offeror is directed to inform the FBI of any potential conflict of interest issue to include potential professional arrangements, subsidiary actions, joint ventures, partnering agreements, affiliations, or if there exists a contractual relationship(s) with other firms, entities, or government agencies in which the offeror is about to or is in the process of performing services in support of the captioned project and furnish the mitigation plan developed by the offeror for mitigating these respective issues as a part of the offeror's technical submission. This plan shall be submitted to the FBI as under Tab 8.

The FBI is providing the evaluation plan format associated with Organizational Conflict of Interest. The Offeror's plan must follow the requirements set forth in the FAR, Subpart 9.5 and will be reviewed and evaluated by the FBI as (Pass/Fail).

The Organizational Conflict of Interest (OCI) Mitigation Factor evaluates the offeror's proposed plan for mitigating any and all real or perceived organizational conflicts of interest. The evaluation criteria is met when the offeror's OCI mitigation Plan describes an acceptable approach to identifying, avoiding and mitigating organizational conflicts of interest. Evaluation of this item is pass/fail.

Every contractor or subcontractor who submits an offer as a prime contractor or as a member of a contractor teaming arrangement shall review and comply with FAR Subpart 9.5.

Since ensuring trust is of paramount importance, only companies with acceptable Organizational Conflict of Interest (OCI) Mitigation Plans (for themselves and proposed subcontractors) will be eligible for award (emphasis added).

Each Organizational Conflict of Interest (OCI) Mitigation Plan shall follow the requirements set forth in FAR Subpart 9.5. Each of the items listed below shall be specifically addressed corresponding to the unique numeric designation.

1. Organization charts showing the company's corporate structure and highlight elements of the company participating in the contract.
2. Demonstrate how the elements performing the proposed effort will be isolated from the remainder of the company.
3. Describe how information, whether in hard copy or electronic media, will be stored and destroyed in order to preclude a transfer of information.
4. Describe how networks and servers will be protected to prevent unauthorized transfer of information.
5. Describe management reporting chains in sufficient detail to demonstrate that the proposed effort and decisions related to the effort will be isolated from the remainder of the company.
6. Address how your company will preclude a perception of impaired objectivity by prohibiting transfers of personnel between contracts.
7. Provide information to indicate if the organizational elements performing the proposed effort will be geographically or physically separated from the remainder of the company.

8. Describe techniques your company will employ to mitigate the perception that you will favor your own products or services.
9. Describe the process in which the government will have insight or oversight of key processes.
10. Describe any situation in which management outside the mitigated organization will have access to key decisions for which the mitigated organization is responsible.
11. Provide all documents that your employees are required to sign indicating, which employees are required and how often the requirement is.
12. Describe the process for reassigning personnel, including subcontractors, from one assignment to another, include restrictions.
13. Describe the process for employees that leave your employment and any control you exercise over their future employment, particularly as it relates to OCI and non-disclosure.
14. Describe any OCI training your employees are offered and or mandated, along with the timing (before or after starting work on a government contract) frequency, length and content of such training.
15. Describe if your company conducts self-audits and if they will be made available to the government.
16. Describe the proposed process and timeline for submitting, and obtaining the approval by the Contracting Officer, of the OCI Mitigation Plans for any and all subcontractors added to the contract post award that were not included in the OCI Mitigation Plans submitted as part of the contractor=s proposal.

To enable us to evaluate your proposed plan, the following shall be specifically addressed:

- A. Disclosure of business activities of your company, your affiliates, your team members and affiliates of your team members which create either a conflict of interest or the appearance of a conflict of interest.
- B. Provide evidence of facts and circumstances that you believe mitigate or address concerns related to the appearance and/or presence of an OCI.
- C. Explain your proposed approach to mitigating the effects of any apparent or actual conflicts of interest arising out of the business activities disclosed in response to A above.
- D. The government will treat all submissions as proprietary under 18 U.S.C. 1905 and protect proposed information accordingly.

SECTION D**ATTACHMENTS**

<u>ATTACHMENT NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1	BASIS OF DESIGN
2	PAST PERFORMANCE QUESTIONNAIRE
3	KEY MANAGMEMENT PERSONNEL LIST
4	ACQUISTION RISK QUESTIONNAIRE

SECTION E

GENERAL PROVISIONS, STATEMENT OF LIMITATIONS

A. This Phase I RFP shall not be construed in any manner to create an obligation on the part of FBI to enter into any agreement, nor to implement any of the actions contemplated herein, nor to serve as the basis for any claim whatsoever for reimbursement of costs for efforts expended in preparing a response to the Phase I RFP or participating in the selection process.

B. Failure to respond to any of the items required by this Phase I RFP could result in an Offeror's Phase I RFP response being rejected. In any and all events, FBI shall not be liable for any costs associated with the preparation, clarification, or negotiation of responses to this Phase I RFP.

C. Clarifications (as defined in Section 15.306 of the FAR) regarding the information proposed may be sought. Offerors may be given the opportunity to clarify certain aspects of their proposals (e.g., to which the Offeror has not previously had an opportunity to respond) or to resolve minor or clerical issues relevant to an Offeror's past performance information. The Government reserves the right not to hold "discussions" (as defined in the reference previously cited). If discussions are held with any Offeror, they will be held with all Offerors remaining in the procurement.

D. FBI disclaims any liability for any damage to reputation or interference with ongoing negotiations or contracts, or any other liability whatsoever, based on the selection process pursuant to this Phase I RFP, FBI's investigation of the experience and qualifications of any Offeror, and FBI's discussions, dealings, or negotiations with one or more of the Offerors, or the termination of any such discussions or negotiations. By submitting responses to the Phase I RFP, each Offeror hereby irrevocably acknowledges, accepts and agrees to the disclaimers of liability set forth above.

E. The requirements and prohibitions of 18 U.S.C. § 201, "Bribery of public officials and witnesses" and 31 U.S.C. § 1352, "Limitation on use of appropriated funds to influence certain Federal contracting and financial transactions" are applicable to the selection process.

F. FBI reserves the right to retain all the materials and information, and the ideas, suggestions therein, submitted in response to this Phase I RFP. By submitting a response to this Phase I RFP, the Offeror acknowledges, accepts, and agrees that all such materials, information, ideas and suggestions retained shall become the property of FBI.

G. No claims for broker's fees will be paid by FBI. Each Offeror shall indemnify, defend and hold FBI harmless from and against all claims, liabilities, and costs arising from any claim for brokerage commissions, finder's fees, or other remuneration based in whole, or in part, on the submission of a response to this Phase I RFP, any discussions in connection with or related to this Phase I RFP, or the execution of a lease, agreement, or other contract arising out of or in connection with this Phase I RFP.

H. Offerors submitting business information pursuant to this selection process should consult 41 C.F.R. Part 105-60 and other implementing regulations concerning the release of such information to third parties pursuant to the Freedom of Information Act ("FOIA"). All information submitted by Offerors that they consider confidential and not releasable to third parties outside of FBI, and its employees, agents, consultants and

representatives must be clearly and conspicuously so marked.

I. FBI may disclose submissions received in response to the Phase I RFP to non-governmental evaluators. Each non-governmental evaluator will sign and provide forms to FBI entitled "Conflict of Interest Acknowledgment and Nondisclosure Agreement" and "Receipt of Sensitive Information."

J. Organizational Conflicts of Interest: Certain firms may be ineligible to participate in this opportunity due to organizational conflicts of interest of varying types. If the proposed Offeror is an ineligible firm, or includes an ineligible firm within its team, the Offeror is hereby notified that the Government will not execute a Contract with that offeror until such time as the organizational conflict of interest is fully mitigated, neutralized, or waived to the full satisfaction and at the sole discretion of the Government. Firms that may be ineligible to participate due to organizational conflicts of interest including, but are not limited to, firms with prior FBI contracts which performed management support services, consultant or other professional services, contractor assistance in technical evaluations, and/or system engineering and technical direction.

K. SECURITY AND SENSITIVE BUT UNCLASSIFIED INFORMATION

- I. Additional requirements will be provided to the offerors advancing to Phase II of this RFP.
- II. The FBI has set forth policy on the dissemination of sensitive but unclassified (SBU) paper and electronic building information for FBI's controlled space, including owned, leased, and delegated federal facilities. The PBS Order number is PBS 3490.1 and it is dated March 8, 2002. A major goal of FBI and the Federal Government is the safety and security of people and facilities under the charge and control of FBI. The order outlines the PBS security procedures needed to reduce the risk that building information will be used for dangerous or illegal purposes.
- III. FBI Associates and FBI contractors handling the SBU documents shall use reasonable care for dissemination of information. It is the responsibility of the person or firm disseminating the information to confirm the recipient is an authorized user and to keep logs of recipients.
- IV. For the length of the contract or project, each contractor, subcontractor, supplier, or design consultant shall appoint a point of contact to be responsible for the security of SBU documents and to complete the Form B.
- V. During the build out and the remaining term of the lease (if any), the contractor shall obtain a Form B from all subcontractors and suppliers to whom they will be releasing any SBU documentation that have not previously completed Form B. They shall obtain the Form and immediately forward to FBI. Requests for SBU information from FBI client agencies shall be referred to the FBI Contracting Officer.
- VI. When the contractor has completed build-out, the contractor shall provide a written statement on behalf of the firm and all subcontractors and suppliers that the contractor and all subcontractors and suppliers have properly disposed of the Sensitive But Unclassified building documents. Documents no longer needed shall be destroyed. Destruction shall be done by either burning or shredding hard copy and/or physically destroying CD's, deleting and removing files from electronic recycling bins, and removing material from computer hard drives using a permanent erase utility or similar software.

- VII. Failure by the contractor to provide these statements in a reasonable timeframe may result in suspension of rental payments if a lease is in place.

L. SECURITY CLEARANCES AND FOREIGN OWNERSHIP

In order to be eligible to perform under this contract, the successful Offeror, its A/E Firm and/or its Construction Firm must currently possess or be capable of securing prior to award, a Department of Defense (DoD) SECRET facility security clearance (FCL) issued under the National Industrial Security Program Operating Manual (NISPOM), DoD 5220.22-M. In addition, specifically designated personnel of the Offeror, A/E Firm, Construction Firm assigned to this contract must also possess or be capable of securing a final SECRET personnel security clearance (PCL) issued by the USG.

If the Offeror or any of its team members are an entity that includes any foreign equity positions or lending arrangements, the Government may require additional information and reserves the right to restrict participation by that entity or require mitigation of foreign control.

The Government reserves the right to further define these requirements and/or request additional information from Offerors as part of this Phase I RFP.

M. SITE SECURITY

Additional requirements will be provided to offerors advancing to Phase II of this RFP.

N. PHYSICAL CONSTRUCTION SECURITY

Additional requirements will be provided to offerors advancing to Phase II of this RFP.